

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Robert D. Emerich  
Traci M. Emerich

Debtors

CHAPTER 13

RoundPoint Mortgage Servicing Corporation  
Movant

vs.

NO. 18-12370 ELF

Robert D. Emerich  
Traci M. Emerich

Debtors

11 U.S.C. Section 362

SCOTT WATERMAN

Trustee

**ORDER**

**ORDERED** that: the Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay under 11 U.S.C. Section 362, is **MODIFIED** with respect to the subject premises located at 604 Georgia Avenue, Reading, PA 19605 ("Property), to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

Date: 9/11/19



ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE

Robert D. Emerich  
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Reading, PA 19605

Traci M. Emerich  
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